

CHAPTER IV. F

Issues Not Addressed In Detail

1 Section 15143 of the CEQA Guidelines directs that an EIR “shall focus on the significant
2 effects on the environment. The significant effects should be discussed with emphasis in
3 proportion to their severity and probability of occurrence. Effects dismissed in an Initial
4 Study [which was attached to the Notice of Preparation for Lakeview Promenade; see
5 Appendix A] as clearly insignificant and unlikely to occur need not be discussed further
6 in the EIR unless the Lead Agency subsequently receives information inconsistent with
7 the finding in the Initial Study.”

8 Following are the effects discussed in this EIR that are clearly insignificant and/or
9 unlikely to occur. A brief explanation of reasons why the effect was not found
10 significant is also presented.

11 **1. AESTHETICS**

12 *a. Potential Environmental Effects*

13 A project may substantially degrade the existing visual character or quality
14 of the site and its surroundings. It may generate substantial light or glare,
15 which would adversely affect day or nighttime views in the area.

16 *b. Reasons Why Effect(s) was not found Significant*

17 There are no scenic vistas that would be blocked by structures. There are no
18 scenic highway corridors affected by the project and commercial lighting is
19 regulated by 12-33 of the Santa Maria Municipal Code.

20 **2. AGRICULTURAL RESOURCES**

21 *a. Potential Environmental Effects*

22 A project may convert farmland, designated Prime, Unique, or Farmland of
23 Statewide Importance, to non-agricultural use or otherwise result in
24 conversion of Farmland, to non-agricultural use. A project may conflict with
25 a Williamson Act contract or land with zoning for agricultural use.

26 *b. Reasons Why Effect(s) was not found Significant*

27 The project site is urbanized, as shown by the State Department of
28 Conservation on the Santa Barbara County Important Farmland Map, and
29 not under Williamson Act contract. The project would not effect the
30 conversion of any nearby farmland to non-agricultural use.

31 **3. BIOLOGICAL RESOURCES**

32 *a. Potential Environmental Effects*

33 A project may have a substantial adverse effect on any species, habitat, or
34 other sensitive natural community identified in local, regional, State, or
35 Federal plans, policies, or regulations. A project may adversely affect
36 protected wetlands, fish or wildlife species, or wildlife corridors. A project
37 may conflict with local protection of biological resources or an adopted
38 conservation plan.

1 ***b. Reasons Why Effect(s) was not found Significant***

2 The project site is urbanized. Based on Figure RME-3 of the General Plan and
3 multiple site visits, there are no sensitive or riparian habitats, wetlands,
4 candidate, sensitive or special status species, wildlife corridors, or
5 conservation plans affecting the project site. The proposed project includes
6 the installation of new trees at a rate meeting or exceeding requirements
7 contained in 12-44 of the Santa Maria Municipal Code.

8 **4. CULTURAL RESOURCES**

9 ***a. Potential Environmental Effects***

10 A project may cause a substantial adverse change in the significance of a
11 historical resource as defined in §15064.5. A project may cause a substantial
12 adverse change in the significance of an archaeological resource pursuant to
13 §15064.5. A project may directly or indirectly destroy a unique
14 paleontological resource or site or unique geologic feature. Disturb any
15 human remains, including those interred outside of formal cemeteries.

16 ***b. Reasons Why Effect(s) was not found Significant***

17 The General Plan Resources Management Element indicates that the
18 proposed project area has a “low sensitivity” for archaeological resources. A
19 Phase 1 archaeological investigation consisting of a site records search of the
20 California Historical Resources Information System at the Central Coast
21 Information Center (CCIC), University of California, Santa Barbara and an
22 intensive archaeological survey of the project site was conducted. The CCIC
23 site records search indicated that no archaeological sites or historic resources
24 had been recorded on or within 0.5 mile of the proposed project area. No
25 potentially significant archaeological remains were identified within the
26 project site. Figure RME-5 in the General Plan Resource Management
27 Element presents the Lakeview Promenade project area as having “low
28 sensitivity” for the presence of paleontological resources, apparently based
29 on the lack of such resources discovered in the area to date. A search of the
30 State Native American Heritage Commission’s Sacred Land File was
31 conducted in order to determine the location of any sacred and/or burial
32 sites within the proposed project area. The search did not indicate the
33 presence of cultural resources within the proposed project area. Together
34 with the absence of any potentially significant archaeological remains onsite,
35 the potential for encountering prehistoric burials is considered highly
36 unlikely.

37 **5. GEOLOGY/SOILS**

38 ***a. Potential Environmental Effects***

39 A project may create substantial risks to life-safety or property from
40 earthquake, ground shaking, ground failure, or landslide. A project may be
41 located on expansive soil or become unstable as a result of landslide, lateral
42 spreading, subsidence, liquefaction or collapse.

1 **b. Reasons Why Effect(s) was not found Significant**

2 The Figure SE-2 of the General Plan shows no steep slopes or expansive soils
 3 within the project boundaries or nearby, which could affect life-safety or
 4 property. The 1996 ICBO Seismic Map of the United States shows Santa
 5 Maria to be located within Seismic Zone 4 and conformance with Building
 6 Codes would ensure that buildings withstand Zone 4 magnitude seismic
 7 events. The Santa Maria Sewer Atlas shows the ability of the project to
 8 connect to local sewer treatment plants.

9 **6. HYDROLOGY**

10 **a. Potential Environmental Effects**

11 A project may cause the depletion of groundwater supplies, interfere with
 12 groundwater recharge, or lower the supply or quality of local groundwater.
 13 A project may alter the drainage pattern. A project may create substantial
 14 risks to life-safety or property from flooding within a 100-year flood hazard
 15 area or substantially increase surface runoff that exceeds stormwater
 16 drainage system capacity and result in localized flooding on- or off-site.

17 **b. Reasons Why Effect(s) was not found Significant**

18 The City does not rely on groundwater supplies alone; the Urban Water
 19 Management Plan shows that the City receives State Water Project deliveries
 20 and taps into the return flows from the groundwater basin. All drainage
 21 facilities would be designed to prevent substantial erosion, siltation, flooding
 22 (on- or off-site) by complying with City (SMMC §8-12) and County basin
 23 design standards. The Flood Insurance Rate Map #060336-0005-D shows that
 24 project is located outside of the 100-year storm hazard area and Figure SE-2
 25 of the General Plan shows that the project area is not threatened by
 26 inundation from a seiche, tsunami, or mudflow.

27 **7. LAND USE/PLANNING**

28 **a. Potential Environmental Effects**

29 A project may physically divide an established community. A project may
 30 conflict with an applicable habitat conservation plan or natural community
 31 conservation plan, land use plan, policy, or regulation adopted for the
 32 purpose of avoiding or mitigating an environmental effect.

33 **b. Reasons Why Effect(s) was not found Significant**

34 The compact project site does not physically divide any established
 35 community and there is no applicable habitat conservation plan or natural
 36 community conservation plan affecting the site. The project creates no
 37 conflicts with a land use plan, policy, or regulation adopted as
 38 environmental mitigation.

1 **8. MINERAL RESOURCES**

2 ***a. Potential Environmental Effects***

3 A project may diminish a known mineral resource that would be a value to
4 the region, the residents of the state, or a locally-important mineral resource
5 recovery site that is delineated on a local general plan, specific plan or other
6 land use plan.

7 ***b. Reasons Why Effect(s) was not found Significant***

8 The project site is urbanized and, according to Figure RME-4 of the General
9 Plan, it is not located within the known areas of any identified Mineral
10 Resource Zones. There are no existing, operational, or abandoned oil
11 facilities on the project site. Santa Maria’s General Plan does not identify a
12 locally-important mineral resource recovery site at the project location.

13 **9 POPULATION AND HOUSING**

14 ***a. Potential Environmental Effects***

15 A project may directly, or indirectly, induce substantial population growth in
16 an area. A project may displace substantial numbers of people, or existing
17 housing units, necessitating the construction of replacement housing
18 elsewhere.

19 ***b. Reasons Why Effect(s) was not found Significant***

20 There are no people and no housing being displaced by the project. The
21 project is anticipated to utilize the principles of smart growth through a
22 mixed-use design that incorporates the residential lifestyles within the
23 development of new housing units, businesses, and supporting
24 infrastructure.

25 **10. PUBLIC SERVICES**

26 ***a. Potential Environmental Effects***

27 A project may result in substantial adverse physical impacts associated with
28 the provision of new governmental facilities in order to maintain acceptable
29 service ratios, response times, or other performance objectives for fire, police,
30 schools, parks, or other public facilities.

31 ***b. Reasons Why Effect(s) was not found Significant***

32 By itself, the project does not trigger the construction of additional fire,
33 police, school, park, or other municipal facilities. The project demand for
34 school facilities would not be significant because of low student generation
35 rates from the project. Additional public facilities are partly financed
36 through growth impact fees, which are applied proportionately to the
37 impacts of new development.

1 **11. RECREATION**

2 *a. Potential Environmental Effects*

3 A project may increase the use of existing parks or recreational facilities such
 4 that substantial physical deterioration of the facility would occur or be
 5 accelerated. A project may require the construction or expansion of
 6 recreational facilities which might have an adverse physical effect on the
 7 environment.

8 *b. Reasons Why Effect(s) was not found Significant*

9 The project site is located east of Waller Regional Park, which provides 153-
 10 acres of grassy lawn, ball fields, BBQ grills, benches, picnic tables, bike trails,
 11 bird watching, frisbee golf, group areas, hiking trails, horseshoes,
 12 playgrounds, and restrooms. Being in close proximity to this park would
 13 encourage healthy, low impact-walking and cycling-activities by the
 14 residents and discourage automobile travel to the park.

15 **12. UTILITIES**

16 *a. Potential Environmental Effects*

17 A project may exceed wastewater treatment requirements of the applicable
 18 Regional Water Quality Control Board. A project may require or result in the
 19 construction of new water or wastewater treatment facilities or expansion of
 20 existing facilities, the construction of which could cause significant
 21 environmental effects. A project may require or result in the construction of
 22 new storm water drainage facilities or expansion of existing facilities, the
 23 construction of which could cause significant environmental effects. A
 24 project may result in a determination by the wastewater treatment provider
 25 which serves or may serve the project that it has adequate capacity to serve
 26 the project's projected demand in addition to the provider's existing
 27 commitments. A project may be served by a landfill with sufficient
 28 permitted capacity to accommodate the project's solid waste disposal needs.
 29 Would the project comply with federal, state, and local statutes and
 30 regulations related to solid waste?

31 *b. Reasons Why Effect(s) was not found Significant*

32 Proposed buildout of the Lakeview Promenade would result in up to 266
 33 residences, approximately 966 persons, and 3.1 acres of commercial/retail
 34 space. The City's residential wastewater generation demand is 85 gpd per
 35 person; commercial wastewater generation is 1,300 gpd per acre. Applying
 36 these generation rates, the proposed project would result in wastewater
 37 generation of approximately 82,110 gpd of residential flows, and
 38 approximately 4,030 gpd commercial. The estimated total daily wastewater
 39 generated by the proposed project would be approximately 86,140 gpd, or
 40 0.086 mgd, a relatively minimal incremental demand. The City of Santa
 41 Maria's Utilities Department, which operates the waste water treatment
 42 plant, has determined that there is adequate capacity to serve the proposed
 43 project (personal communication, Richard Sweet 2007).

- 1 The City of Santa Maria's Utilities Department, which operates City of
- 2 SantaMaria landfill facilities, has determined that there is adequate capacity
- 3 to serve the proposed project (personal communication, Richard Sweet 2007).